114.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,400 /	849,400
					USE VALUE:	849,400 /	849,400
					ASSESSED:	849,400 /	849,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMES GENEVIEVE D
Owner 2:	
Owner 3:	
Street 1:	235 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AMES PATRICK G -
Owner 2:	AMES GENEVIEVE D -
Street 1:	235 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,340 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1958, having primarily Wood Shingle Exterior and 2424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6340.000	422,300		427,100	849,400
Total Card	0.146	422,300		427,100	849,400
Total Parcel	0.146	422,300		427,100	849,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.41 | /Parcel: 350.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72833
GIS Ref	
GIS Ref	
Insp Date	08/23/18

!8838!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,200	0	6,340.	427,100	849,300	849,300	Year End Roll	12/18/2019
2019	101	FV	335,400	0	6,340.	433,200	768,600	768,600	Year End Roll	1/3/2019
2018	101	FV	335,400	0	6,340.	323,400	658,800	658,800	Year End Roll	12/20/2017
2017	101	FV	335,400	0	6,340.	292,900	628,300	628,300	Year End Roll	1/3/2017
2016	101	FV	335,400	0	6,340.	280,700	616,100	616,100	Year End	1/4/2016
2015	101	FV	296,400	0	6,340.	238,000	534,400	534,400	Year End Roll	12/11/2014
2014	101	FV	296,400	0	6,340.	225,800	522,200	522,200	Year End Roll	12/16/2013
2013	101	FV	296,400	0	6,340.	214,800	511,200	511,200		12/13/2012

PRINT

Date	Time
12/10/20	23:22:45

LAST REV

Date	Time
09/24/18	10:06:50
apro	
8838	

USER DEFINED

Prior Id # 1:	72833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMES PATRICK G,	46649-250		12/13/2005	Estate/Div		No	No		
	11431-743		11/24/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
3/27/2009	Meas/Inspect	201	PATRIOT
2/7/2000	Meas/Inspect	197	PATRIOT
2/11/1999		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6340		Sq. Ft.	Site		0	70.	0.96	5									427,140						427,100	

Total AC/HA: 0.14555 | Total SF/SM: 6340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,140 | Spl Credit | Total: 427,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	10 - Parquet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17290831
Const Adj.:	1.05227911
Adj $ / SQ:	154.278
Other Features:	112500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573804
Depreciation:	151484
Depreciated Total:	422320

COMMENTS

OF=SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

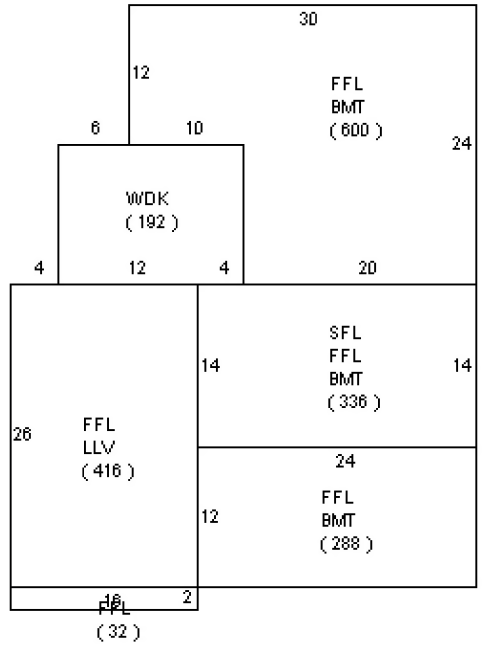
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.71
Special Features:	0	Val/Su Net:	109.97
Final Total:	422300	Val/Su SzAd	210.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,672	154.280	257,953
BMT	Basement	1,224	46.280	56,651
LLV	Lower Level	416	97.200	40,433
SFL	Second Floor	336	154.280	51,838
WDK	Deck	192	11.790	2,265

Net Sketched Area:	3,840			Total:	409,140
Size Ad	2008	Gross Are	3840	FinArea	2424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc